089.0	0001	0013.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	876,700 /	876,700
					USE VALUE:	876,700 /	876,700
					ASSESSED:	876,700 /	876,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42	-44	HEMLOCK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHERMAN CRAIG W
Owner 2:	
Owner 3:	
Street 1:	44 HEMLOCK ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SHERMAN CRAIG W -
Owner 2:	BARNES LOUISA P -
Street 1:	42 HEMLOCK ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,708 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 2696 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5708.000	462,800		413,900	876,700
Total Card	0.131	462,800		413,900	876,700
Total Parcel	0.131	462,800		413,900	876,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 325.19 | /Parcel: 325.1

Legal Description

User Acct 56076

GIS Ref

GIS Ref

Insp Date 10/16/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 089.0-0001-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	463,000	0	5,708.	413,900	876,900	876,900	Year End Roll	12/18/2019
2019	104	FV	327,700	0	5,708.	419,800	747,500	747,500	Year End Roll	1/3/2019
2018	104	FV	327,700	0	5,708.	313,400	641,100	641,100	Year End Roll	12/20/2017
2017	104	FV	307,400	0	5,708.	283,800	591,200	591,200	Year End Roll	1/3/2017
2016	104	FV	307,400	0	5,708.	272,000	579,400	579,400	Year End	1/4/2016
2015	104	FV	273,900	0	5,708.	230,600	504,500	504,500	Year End Roll	12/11/2014
2014	104	FV	273,900	0	5,708.	218,800	492,700	492,700	Year End Roll	12/16/2013
2013	104	FV	285,000	0	5,708.	208,100	493,100	493,100		12/13/2012

!7185!

PRINT

Date	Time
12/10/20	21:51:18

LAST REV

Date	Time
07/17/19	10:47:39

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7185

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHERMAN CRAIG W	47874-316		7/27/2006	Family	100	No	No		
SHERMAN CRAIG W	34673-370		1/28/2002	Family	1	No	No		
	13463-583		6/1/1978		52,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/31/2018	1621	Solar Pa	29,876	C				
10/18/2018	1545	Re-Roof	8,250	C				
4/25/2018	483	Redo Kit	56,951	C				
2/18/2015	161	Insulate	342					Air sealing and in
10/4/2007	899	Manual	18,000					retaining wall to
3/23/2003	187	Redo Bat	23,000	C		G6	GR FY06	2 BTHS
3/25/2002	182	Wood Dec	17,000	C				REPLACE 3 LEVEL DE

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2018	Meas/Inspect	CC	Chris C
12/11/2008	Meas/Inspect	189	PATRIOT
7/7/2005	Permit Visit	BR	B Rossignol
4/7/2000	Inspected	264	PATRIOT
1/21/2000	Measured	163	PATRIOT
8/4/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	56076
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5708		Sq. Ft.	Site		0	70.	1.04	5									413,868						413,900	

Total AC/HA: 0.13104 | Total SF/SM: 5708 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 413,868 | Spl Credit | Total: 413,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.13431728
Const Adj.:	0.98892087
Adj $ / SQ:	190.698
Other Features:	106528
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	628853
Depreciation:	166017
Depreciated Total:	462836

COMMENTS

HSE IS BEING USED AS A ONE FAMILY DWELLING. PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	5	Baths:	2	HB	

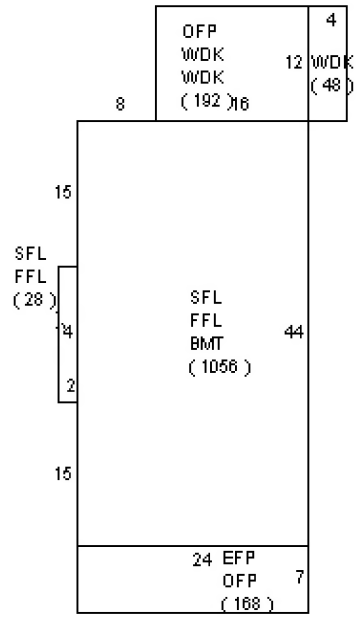
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2003
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	4	2	
Totals			
2	10	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	190.70
Special Features:	0	Val/Su Net:	110.61
Final Total:	462800	Val/Su SzAd	213.47

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,084	190.700	206,716
SFL	Second Floor	1,084	190.700	206,716
BMT	Basement	1,056	85.810	90,619
WDK	Deck	432	8.220	3,552
OFP	Open Porch	360	20.850	7,506
EFP	Enclos Porch	168	42.950	7,215

Net Sketched Area:	4,184	Total:	522,324
Size Ad	2168	Gross Are	4184	FinArea	2696
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

089.0-0001-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	